

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 287, PINEVILLE, NC 28134 704-869-7601

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC.
 OWNER ADDRESS: 3228 ADDISON DR., CHARLOTTE, NC 28211
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
 BLOC DESIGN PHONE #: 704-940-2883
 ZONING DESIGNATION (EXISTING): R-4, RE-2, AND R-8MF(CD)
 ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 23.369 ACRES
 JURISDICTION: CITY OF CHARLOTTE

SETBACK AND YARD REQUIREMENTS
 FRONT 27' SETBACK ALONG PROPOSED R.O.W., 30' SETBACK ALONG EXISTING R.O.W. FACE OF GARAGES MUST BE SET BACK AT LEAST 20' OR 5'-7" FROM PROPOSED R.O.W. YARD: 10'. REAR YARD: 30'.

BUFFERS REQUIRED
 NO BUFFER REQUIRED

BUILDING SEPARATION
 MINIMUM 16' BUILDING SEPARATION REQUIRED

PARKING SUMMARY
 DUPLEX: REQUIRED: 2 SPACES PER UNIT PROVIDED: 2 SPACES PER UNIT
 TRIPLEX AND TOWNHOMES: REQUIRED: 1.5 SPACES PER UNIT PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
 DUPLEX UNITS: 18 UNITS
 TRIPLEX UNITS: 6 UNITS
 TOWNHOMES UNITS: 133 UNITS
 PROPOSED DENSITY: 6.72 DUA

TREE SAVE AREA:
 REQUIRED: 15% (15 X 23.369 AC) = 3.51 ACRES
 PROVIDED: 3.51 ACRES MINIMUM

R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTHWESTLY CORNER OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3384, PAGE 316; THENCE WITH A NEW LINE WITH A BEARING OF N 60°25' E AND A DISTANCE OF 66.71' TO A POINT ON THE SOUTHWESTLY CORNER OF THE RIGHT-OF-WAY OF IBM DR. THENCE FOLLOWING THE MARGIN THEREOF TWO (2) CALLS: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 194.88' AND AN ARC LENGTH OF 88.66' AND BEING CHORDED BY A BEARING OF S 46°58'11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48°16'52" E AND A DISTANCE OF 973.68' TO A POINT AT THE INTERSECTION OF THE NORTHWESTLY CORNER OF THE RIGHT-OF-WAY OF NEAL RD. THENCE FOLLOWING THE MARGIN THEREOF NINE (9) CALLS: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.15' AND BEING CHORDED BY A BEARING OF S 03°16'31" E AND A DISTANCE OF 42.43' TO A POINT; (2) WITH A BEARING OF S 41°32'28" W AND A DISTANCE OF 35.00' TO A POINT; (3) WITH A BEARING OF S 81°16'52" E AND A DISTANCE OF 10.00' TO A POINT; (4) WITH A BEARING OF S 41°32'28" W AND A DISTANCE OF 73.46' TO A POINT; (5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 46.00' AND AN ARC LENGTH OF 24.39' AND BEING CHORDED BY A BEARING OF S 2°42'31" W AND A DISTANCE OF 24.39' TO A POINT; (6) WITH A BEARING OF S 63°41'34" W AND A DISTANCE OF 224.50' TO A POINT; (7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 36.00' AND AN ARC LENGTH OF 63.00' AND BEING CHORDED BY A BEARING OF S 51°30'51" W AND A DISTANCE OF 244.71' TO A POINT; (8) WITH A BEARING OF S 39°39'09" W AND A DISTANCE OF 204.99' TO A POINT; (9) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 713.41' AND AN ARC LENGTH OF 63.99' AND BEING CHORDED BY A BEARING OF S 30°45'59" W AND A DISTANCE OF 63.99' TO A POINT ON THE EASTERN LINE OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3384, PAGE 316; THENCE FOLLOWING THE COMMON LINE THEREOF WITH A BEARING OF N 84°56'13" W AND A DISTANCE OF 180.00' (PASSING AN EXISTING BEAR AT 44.667' TO AN EXISTING PIPE, THENCE CONTINUING WITH THE COMMON LINE THEREOF WITH A BEARING OF N 66°21'00" W AND A DISTANCE OF 674.49' TO AN EXISTING PIPE, BEING THE POINT OF BEGINNING, HAVING AN AREA OF 10.154 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY CAROLINA SURVEYORS, INC.

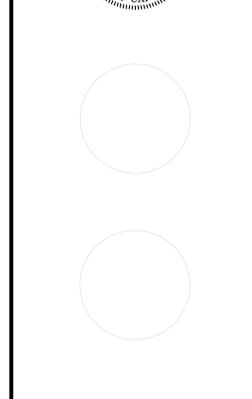
DEVELOPMENT STANDARDS
 JUNE 12, 2020

- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KINGDOM DEVELOPMENT PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 23.369 ACRE SITE LOCATED ON NEAL ROAD AT SOUTHWEST CORNER OF ITS INTERSECTION WITH IBM DRIVE, CONSISTING OF ALL OF TAX PARCEL NO. 047112-02 AND A PORTION OF TAX PARCEL NO. 047112-01, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS/PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. PERMITTED USES**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 157 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.
- C. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL AND CONSTRUCTION PLANS AND SUBSEQUENT ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE DRIVE". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED 56' R.O.W. RESIDENTIAL MEDIUM" AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITE'S FRONTAGE ON NEAL ROAD. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 800.1A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
- D. ARCHITECTURAL STANDARDS**
- E. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- F. ENVIRONMENTAL FEATURES**
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- G. AFFORDABLE DWELLING UNITS**
- A MINIMUM OF FIVE PERCENT OF THE UNITS CONSTRUCTED ON THE SITE WILL BE PROVIDED TO BUYERS AT OR BELOW 110% OF THE AREA MEDIAN INCOME AS DETERMINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. HOUSEHOLD INCOME WILL BE DETERMINED BY HOUSEHOLD INCOME VERIFICATION UNDER FEDERAL CODE OF REGULATIONS CITATION 24 CFR PART 5. FOR EACH SUCH UNIT, PETITIONER SHALL EXECUTE A PURCHASE AGREEMENT WITH THE CITY OF CHARLOTTE TO PROVIDE A 15 YEAR DEED RESTRICTION LIMITING THE INITIAL AND SUBSEQUENT SALES TO INCOME ELIGIBLE BUYERS AND TO PROVIDE THE CITY OF CHARLOTTE WITH A FIRST RIGHT OF REDEMPTION ON SUBSEQUENT SALES.
- H. BINDING EFFECT OF THE REZONING DOCUMENTS AND ORDINANCES**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

REVISIONS

NO.	DATE	DESCRIPTION

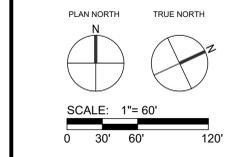
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REZONING PETITION 2020-102

The Vision at Neal
 Duplex, Triplex, and Townhome
 Subdivision

8001 Neal Road
 Charlotte, NC 28262



DATE: 06/12/20 MPIC: WILL
 DRAWN BY: LVH CHECKED BY: WILL
 PROJECT NUMBER: 00627.01
 SCALE: 1" = 60'
 TITLE: CONCEPTUAL SITE PLAN

SHEET NO:
RZ-1

